

# JORDAN ROAD PUD SUBDIVISION DEVELOPMENT PLAN

TAX MAP 062, PARCEL 027.00

OWNER

STEVEN COLIER  
622 JORDAN ROAD  
FRANKLIN, TN 37067

DEVELOPER

PARTNERS IN BUILDING  
17361 VILLAGE GREEN DRIVE  
HOUSTON, TX 77040  
CONTACT: CREGG MCGAHA  
EMAIL:  
CREGG.MCGAHA@PARTNERSINBUILDING.COM  
PHONE: 832.721.0982

APPLICANT/ LANDSCAPE ARCHITECT

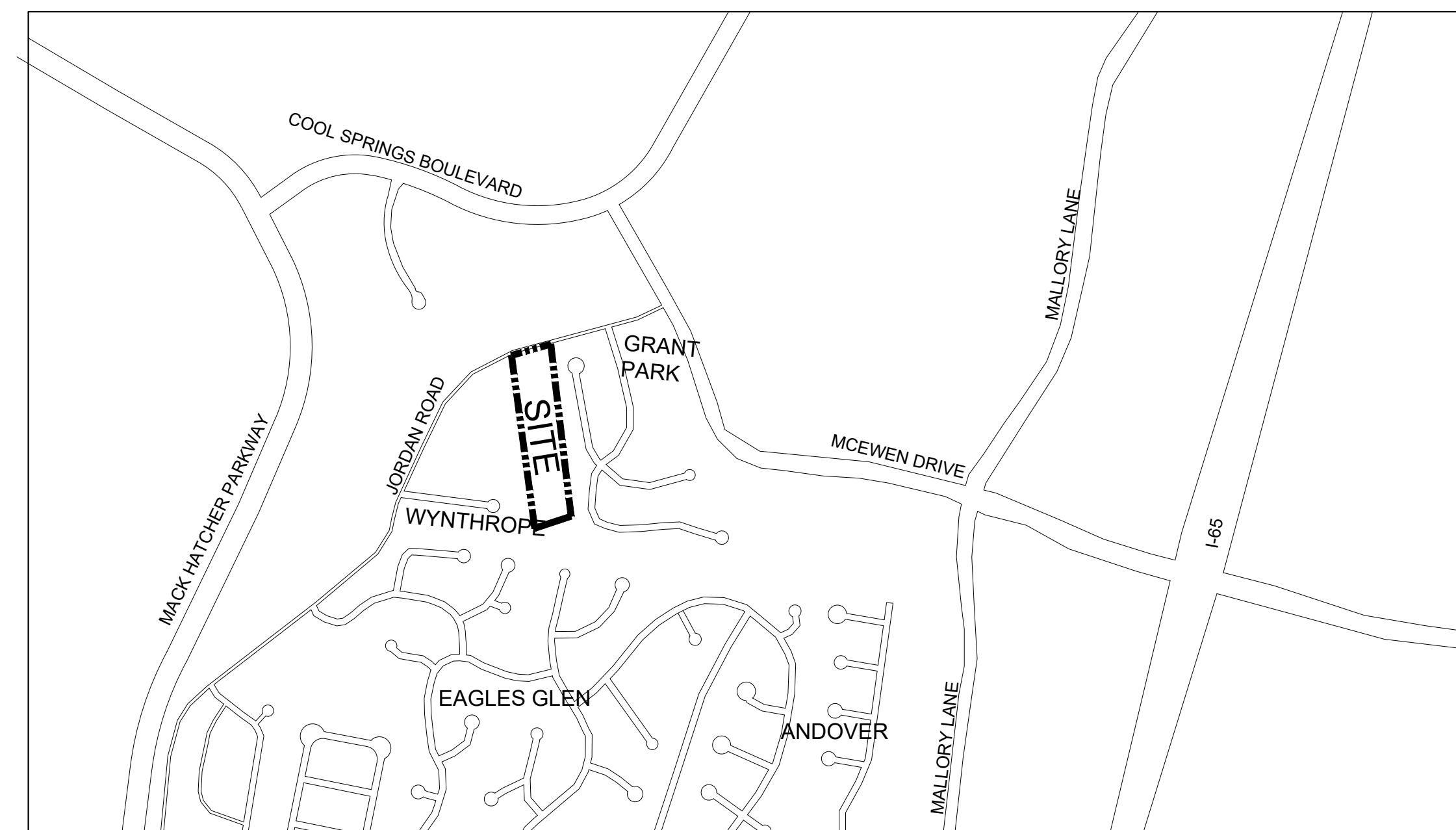
GAMBLE DESIGN COLLABORATIVE, LLC  
144 SOUTHEAST PARKWAY, SUITE 200  
FRANKLIN, TN 37064  
CONTACT: GREG GAMBLE, RLA  
EMAIL: greggamble209@gmail.com  
PHONE: 615.975.5765

ENGINEER

LOSE & ASSOCIATES, INC.  
2809 FOSTER AVENUE  
NASHVILLE, TN 37210  
CONTACT: JASON MILES, P.E.  
PHONE: 615.242.0040

SURVEYOR

HFR DESIGN  
214 CENTERVIEW DRIVE, SUITE 300  
BRENTWOOD, TN 37027  
PHONE: 615.370.8500



VICINITY MAP

SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS
C 2.0	OVERALL DEVELOPMENT PLAN
C 2.1	TYPICAL ARCHITECTURE
C 3.0	OVERALL GRADING & DRAINAGE
C 4.0	OVERALL ROW & ACCESS
C 4.1	OVERALL ROW & ACCESS
C 4.2	OVERALL ROW AND ACCESS
C 5.0	OVERALL UTILITY PLAN

MODIFICATION OF STANDARDS REQUEST

ZO 5.10.8 (1) (d)  
The applicant requests a modification of standards to approve a cul-de-sac length of over 500 feet. Proposed Local Road A is shown at 784 linear feet. Residential fire sprinkler systems shall be installed in all homes in accordance with NFPA 13D to comply with 3.3.7(1)(a) of the Franklin Street Standards.

9TH CIVIL DISTRICT OF WILLIAMSON COUNTY  
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



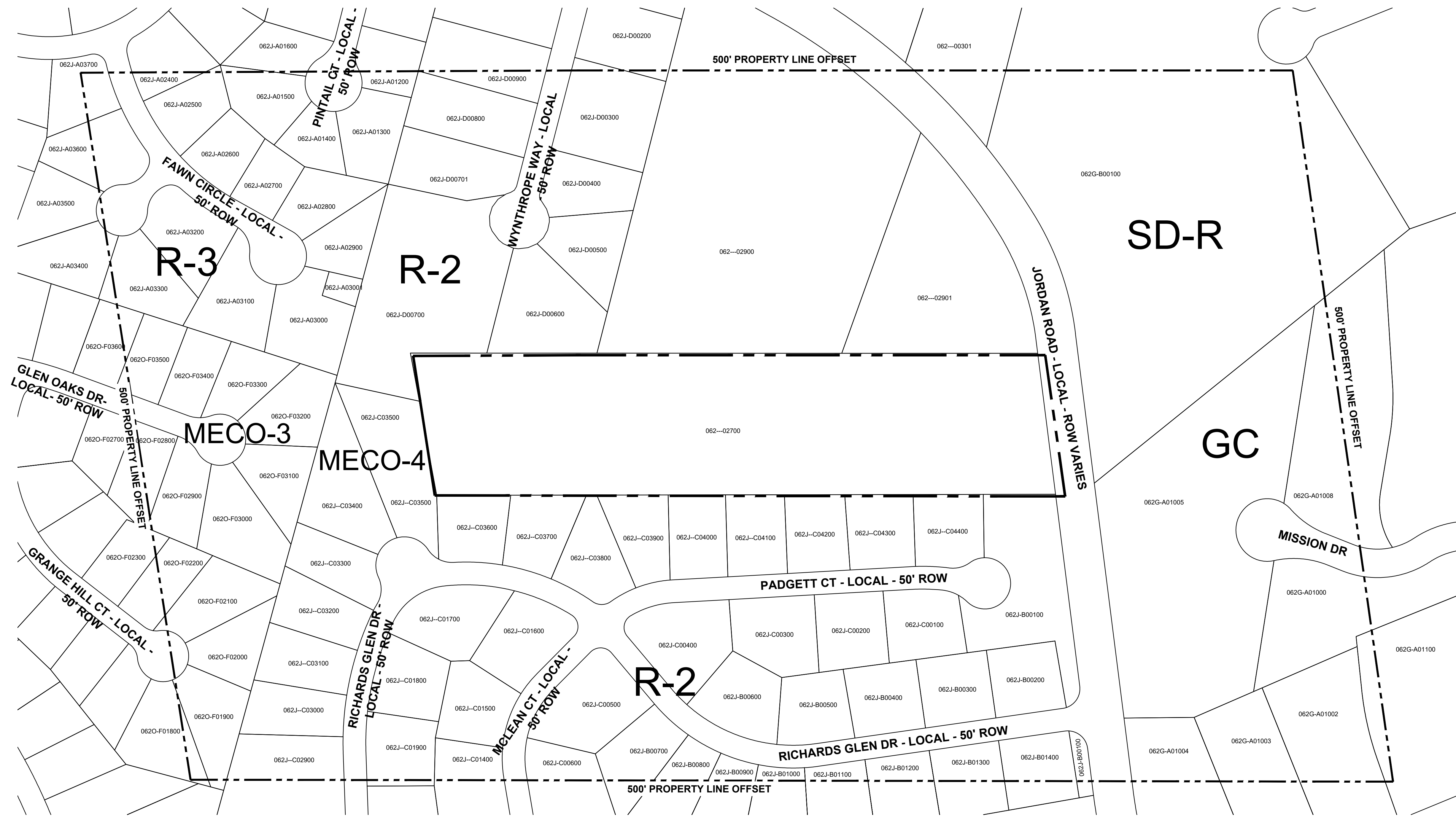
COF# 6495  
July 10, 2017

Revisions  
1. August 3, 2017

**GDC**  
GAMBLE  
DESIGN COLLABORATIVE  
DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE  
greggamble209@gmail.com

**SITE DATA:**

PROJECT NAME:	JORDAN ROAD PUD SUBDIVISION
PROJECT NUMBER:	6495
SUBDIVISION:	N/A
LOT NUMBER:	622 JORDAN ROAD
ADDRESS:	FRANKLIN
CITY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2
PROPOSED ZONING:	R-2
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.28 AC TOTAL
MINIMUM REQUIRED SETBACK LINES:	FRONT: 20' SIDE: 5' REAR: 20'
OWNER:	STEVEN COLIER
ADDRESS:	822 JORDAN ROAD FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE
PHONE:	615.975.5765
EMAIL ADDRESS:	greggambledesign@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.4 PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.4 REQUIRED
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.59 DUA
TREE CANOPY:	2.37 AC (38% OF TOTAL SITE)
PARKLAND (IF APPLICABLE):	FEES IN LIEU (10 x 1,200 SF) = 12,000 SF
OPEN SPACE:	NONE REQUIRED PER ZO 5.5.2 (2)
OPEN SPACE ACREAGE REQUIRED:	
OVERALL DENSITY:	1.59 DUA
NET DENSITY (MINUS ROW):	1.94 DUA
NET DENSITY (MINUS ROW AND OVERLAY):	1.94 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	10 HOMES
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE, ENTIRE SITE:	1.01 AC OPEN SPACE/ LOT IN RESERVE 1.13 AC ROW 4.63 AC RESIDENTIAL LOTS

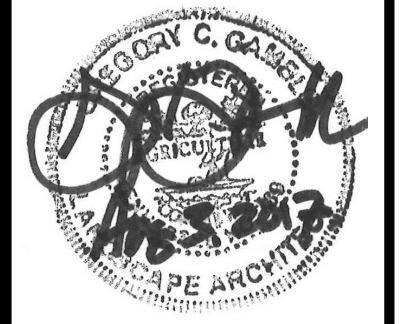


BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:  
 LOSE & ASSOCIATES

**500' ADJACENT PROPERTY OWNERS:**

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP	ZONING	CHARACTER AREA	LAND USE	DEV. STANDARD
062J-A03700	062J-A02400	062J-A01500	062J-A01200	062J-D00900	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A03600	062J-A02500	062J-A01400	062J-A01300	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A03500	062J-A02600	062J-A01300	062J-A01200	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A03400	062J-A02700	062J-A01200	062J-A01100	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A03300	062J-A02800	062J-A01100	062J-A01000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A03200	062J-A02900	062J-A01000	062J-A00900	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A03100	062J-A03000	062J-A00900	062J-A00800	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A03000	062J-A03100	062J-A00800	062J-A00700	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A02900	062J-A03200	062J-A00700	062J-A00600	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A02800	062J-A03300	062J-A00600	062J-A00500	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A02700	062J-A03400	062J-A00500	062J-A00400	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A02600	062J-A03500	062J-A00400	062J-A00300	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A02500	062J-A03600	062J-A00300	062J-A00200	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A02400	062J-A03700	062J-A00200	062J-A00100	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A02300	062J-A03800	062J-A00100	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A02200	062J-A03900	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A02100	062J-A04000	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A02000	062J-A04100	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A01900	062J-A04200	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A01800	062J-A04300	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A01700	062J-A04400	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A01600	062J-A04500	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A01500	062J-A04600	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A01400	062J-A04700	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A01300	062J-A04800	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A01200	062J-A04900	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A01100	062J-A05000	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A01000	062J-A05100	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A00900	062J-A05200	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A00800	062J-A05300	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A00700	062J-A05400	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A00600	062J-A05500	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A00500	062J-A05600	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A00400	062J-A05700	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A00300	062J-A05800	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A00200	062J-A05900	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A00100	062J-A06000	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901
062J-A00000	062J-A06100	062J-A00000	062J-A00000	062J-D00800	062J-D00300	062J-D00701	062J-D00400	062J-D00500	062--02900	062--02901

**JORDAN ROAD PUD SUBDIVISION**  
**DEVELOPMENT PLAN**  
 TAX MAP 062, PARCEL 027.00  
 FRANKLIN, TENNESSEE

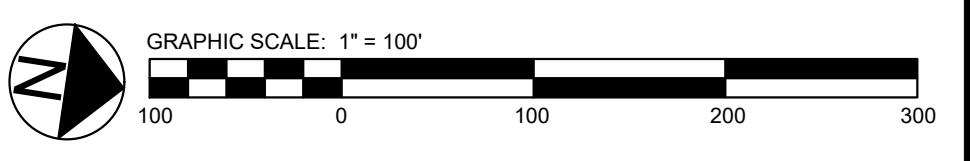


GAMBLE DESIGN COLLABORATIVE  
 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 greggambledesign@gmail.com  
 615.975.5765

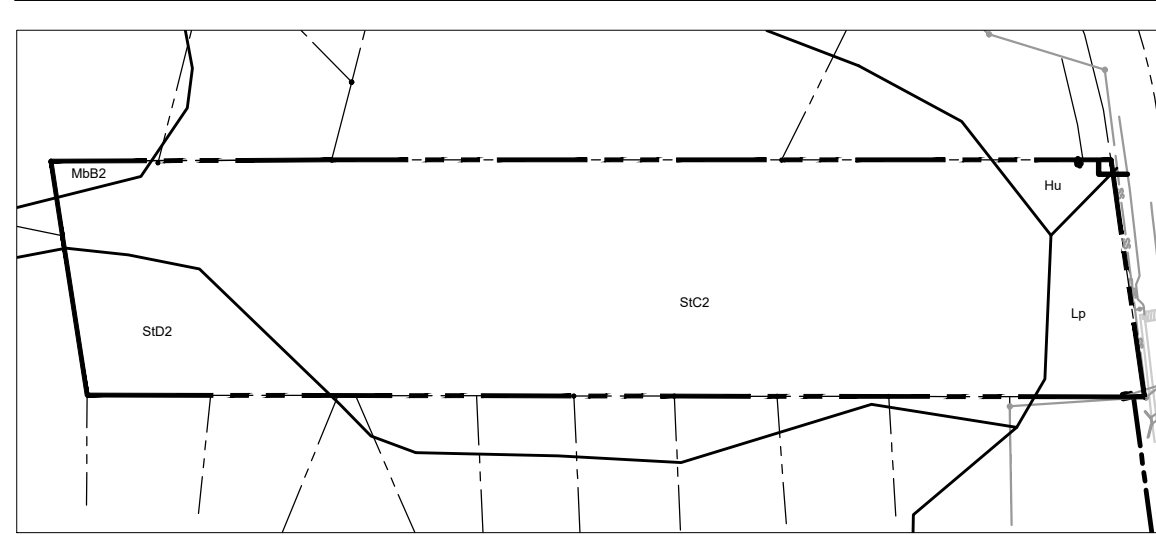
ISSUED: July 10, 2017

Revision Date:  
 August 3, 2017

Tennessee State Plane Coordinate System Zone 5301, Fipszone 4100; NAD 83 Datum



**SOILS:**



SOIL KEY:  
 Hb: HUNTINGTON SILT LOAM, PHOSPHATIC  
 Lp: LINDSIE SILT LOAM, PHOSPHATIC  
 MbB2: MAURY SILT LOAM, 2-5 PERCENT SLOPES, ERODED  
 SR2: STIVERSVILLE SILT LOAM, 5-12 PERCENT SLOPES, ERODED  
 SR2: STIVERSVILLE SILT LOAM, 12-20 PERCENT SLOPES, ERODED

**EXISTING TREE CANOPY**

TOTAL SITE AREA = 6.28 AC / 273,557 SF

TREE AREA	EXISTING
TREE A	7,730 SF
TREE B	23,155 SF
TREE C	40,945 SF
TREE D	31,202 SF

TOTAL SF: 103,032 SF  
 TOTAL ACRES: 2.37 AC

TREE CANOPY DATA:  
 TOTAL EXISTING TREE CANOPY: 2.37 AC (38% OF SITE)  
 REQUIRED CANOPY PRESERVATION: 48%  
 48% X 2.37 AC TOTAL CANOPY = 1.14 AC / 49,658 SF

**KEY:**

- 14%-19% SLOPES
- 20% AND GREATER SLOPES
- EXISTING TREE CANOPY
- SPECIMEN TREE

**SPECIMEN TREES**

NO.	TREE	SIZE	HEALTH
1	Hackberry	24"	Fair
2	Hackberry	24"	Fair
3	Hackberry	25"	Fair
4	Hackberry	34"	Fair
5	Hackberry	26"	Fair
6	Hackberry	24"	Fair
7	Silver Maple	46"	Fair
8	Maple	36"	Fair
9	Tree	48"	Dead
10	Oak	36"	Fair
11	Tulip Poplar	24"	Fair
12	Silver Maple	42"	Poor
13	Maple	36"	Fair
14	Maple	48"	Fair
15	Hackberry	42"	Fair
16	Hackberry	48"	Fair
17	Hackberry	30"	Fair
18	Hackberry	60"	Fair
19	Hackberry	36"	Fair
20	Hackberry	24"	Fair
21	Walnut	24"	Fair
22	Hackberry	24"	Fair
23	Hackberry	28"	Fair

**NOTES:**

- THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.
- PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
- SITE BOUNDARY CALLS PROVIDED BY LOSE & ASSOCIATES.
- NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

**SITE DATA:**

PROJECT NAME: JORDAN ROAD PUD SUBDIVISION  
 PROJECT NUMBER: 6495  
 SUBDIVISION: N/A  
 LOT NUMBER: 622 JORDAN ROAD  
 ADDRESS: FRANKLIN  
 CITY: WILLIAMSON  
 COUNTY: TENNESSEE  
 STATE: 9TH CIVIL DISTRICT  
 CIVIL DISTRICT: R-2  
 R-2  
 MECCO-4  
 N/A  
 CONVENTIONAL  
 6.28 AC TOTAL  
 FRONT: 20'  
 SIDE: 5'  
 REAR: 20'

EXISTING ZONING: R-2  
 PROPOSED ZONING: MECCO-4  
 CHARACTER AREA OVERLAY: N/A  
 OTHER APPLICABLE OVERLAYS: N/A  
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL  
 ACREAGE OF SITE: 6.28 AC TOTAL  
 MINIMUM REQUIRED SETBACK LINES: FRONT: 20'  
 SIDE: 5'  
 REAR: 20'

OWNER: STEVEN COLIER  
 ADDRESS: 822 JORDAN ROAD  
 FRANKLIN, TN 37064

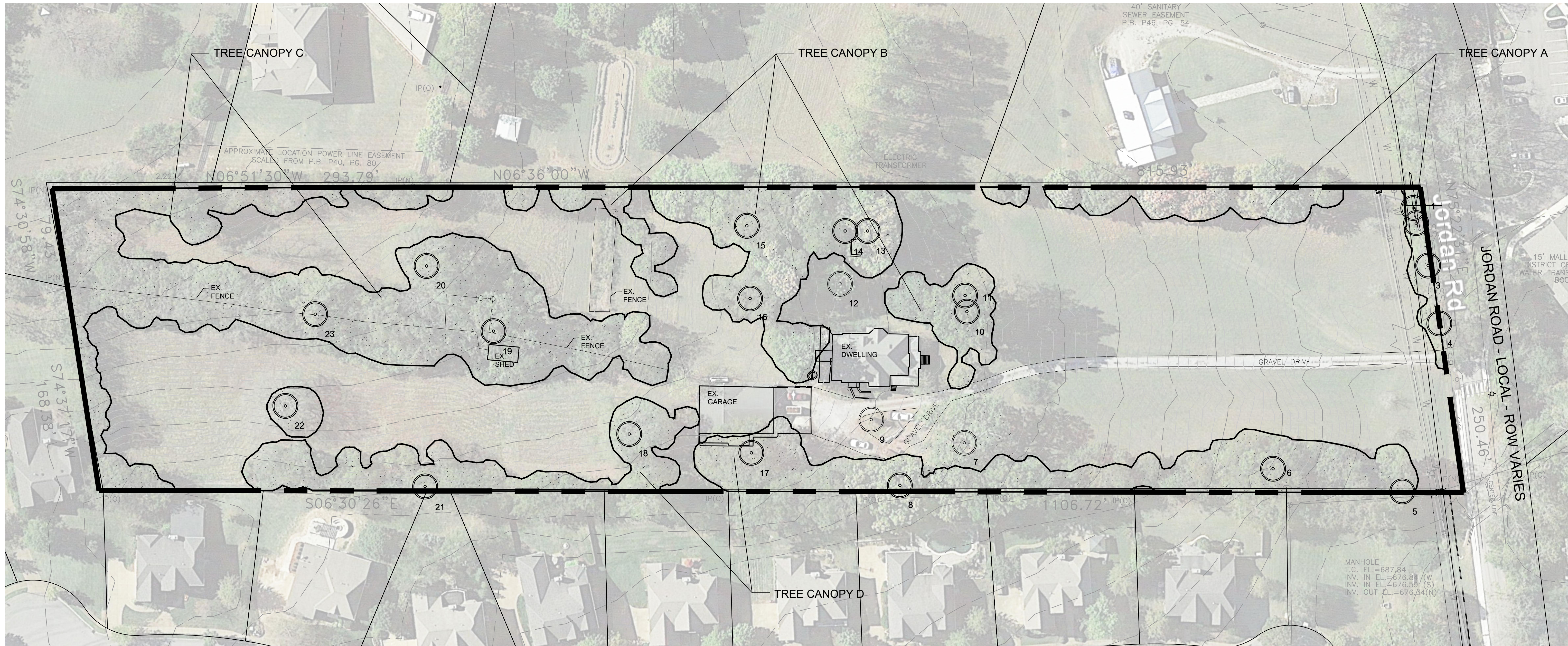
APPLICANT: GAMBLE DESIGN COLLABORATIVE  
 ADDRESS: 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TN 37064  
 CONTACT: GREG GAMBLE  
 PHONE: 615.975.5765  
 EMAIL ADDRESS: greggamble209@gmail.com

BUILDING SQUARE FOOTAGE: N/A  
 BUILDING HEIGHT: 2 STORIES  
 LANDSCAPE SURFACE RATIO: 0.4 PROVIDED  
 MINIMUM LANDSCAPE SURFACE RATIO: 0.4 REQUIRED  
 MINIMUM PARKING REQUIREMENT: 2 SPACES PER HOME  
 MAXIMUM PARKING LIMIT: N/A  
 PARKING PROVIDED: N/A  
 RESIDENTIAL DENSITY: 1.59 DUA  
 TREE CANOPY: 2.37 AC (38% OF TOTAL SITE)  
 PARKLAND (IF APPLICABLE): FEES IN LIEU  
 (10 x 1,200 SF) = 12,000 SF

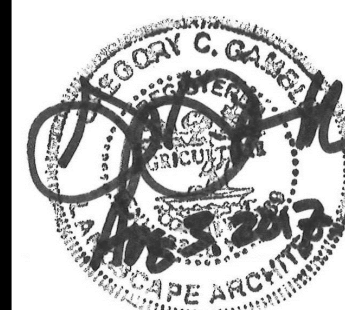
OPEN SPACE: NONE REQUIRED PER ZO 5.5.2 (2)

OVERALL DENSITY: 1.59 DUA  
 NET DENSITY (MINUS ROW): 1.94 DUA  
 NET DENSITY (MINUS ROW AND OVERLAY): 1.94 UNITS/AC  
 NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 10 HOMES

NONRESIDENTIAL SQUARE FOOTAGE: N/A  
 TOTAL ACREAGE BY USE, ENTIRE SITE: 1.01 AC OPEN SPACE/LOT IN RESERVE  
 1.13 AC ROW  
 4.63 AC RESIDENTIAL LOTS



**JORDAN ROAD PUD SUBDIVISION  
 DEVELOPMENT PLAN  
 TAX MAP 90, PARCEL 28  
 FRANKLIN, TENNESSEE**



GAMBLE DESIGN COLLABORATIVE  
 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 greggamble209@gmail.com  
 615.975.5765

ISSUED: July 10, 2017

Revision Date:

▲ August 3, 2017

▲

▲

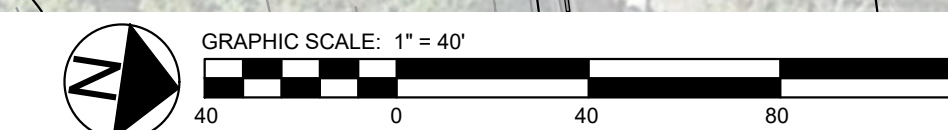
▲

▲

▲

**SHEET  
 C1.1**

**EXISTING  
 CONDITIONS**



**EXISTING TREE CANOPY**

TOTAL SITE AREA = 6.28 AC / 273,557 SF

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	7,730 SF	2,087 SF	5,643 SF
TREE B	23,155 SF	23,155 SF	0 SF
TREE C	40,945 SF	23,355 SF	16,590 SF
TREE D	31,202 SF	1,255 SF	29,947 SF
TOTAL SF	103,032 SF	51,851 SF	51,181 SF
TOTAL ACRES	2.37 AC	1.20 AC	1.17 AC

**TREE CANOPY DATA:**

TOTAL EXISTING TREE CANOPY: 2.37 AC (38% OF SITE)  
 REQUIRED CANOPY PRESERVATION: 48%  
 48% X 2.37 AC TOTAL CANOPY = 1.14 AC / 49,858 SF  
 PROVIDED TREE CANOPY PRESERVATION: 1.17 AC / 51,181 SF  
 (49% OF EXISTING CANOPY)

**OPEN SPACE REQUIREMENT CHART**

MINIMUM OPEN SPACE REQUIREMENT: NONE PER ZO 5.5.2 (2)  
 PROVIDED OPEN SPACE: 43,983 SF / 1.01 AC, 16% OF TOTAL SITE

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	LOT IN RESERVE	TREE PRESERVATION	10,440
101	INFORMAL	WATER QUALITY & TREE PRESERVATION	33,543

**MODIFICATION OF STANDARDS REQUEST**

ZO 5.10.8 (1) (d)  
 The applicant requests a modification of standards to approve a cul-de-sac length of over 500 feet. Proposed Local Road A is shown at 784 linear feet. Residential fire sprinkler systems shall be installed in all homes in accordance with NFPA 13D to comply with 3.3.7(1)(a) of the Franklin Street Standards.

**STATEMENT OF IMPACTS**

**WATER FACILITIES**  
 WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT  
 10 UNITS \* 726 GPD = 7,250 GPD

**SEWER FACILITIES**  
 SEWERAGE SERVICES PROVIDED BY CITY OF FRANKLIN

**REPURIFIED (REUSE) WATER FACILITIES**  
 NOT AVAILABLE

**STREET NETWORK**  
 WE ARE PROPOSING A SINGLE-PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC WITH A CURB CUT FOR FUTURE DEVELOPMENT.

**DRAINAGE FACILITIES**  
 STORMWATER ON ROADS WILL BE COLLECTED AT INLETS AND TRANSFERRED TO THE FRONT OF THE DEVELOPMENT WHERE IT WILL BE TREATED ACCORDING TO SECTION 5, PERMANENT STORMWATER TREATMENT CONTROLS (PTP), AND CITY OF FRANKLIN BMP'S

**POLICE, FIRE, AND RECREATIONAL FACILITIES**  
 NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)  
 NEAREST FIRE STATION: 1.7 MI (STATION NO. 3)  
 NEAREST RECREATIONAL FACILITY: 1.9 MI (LIBERTY PARK)

**PROJECTED STUDENT POPULATION**  
 10 \* 0.62 = 7 STUDENTS

**REFUSE STORAGE AND SANITATION COLLECTION FACILITIES**  
 REFUSE COLLECTION FOR SINGLE-FAMILY RESIDENTIAL SERVICE PROVIDER: FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES.

**RESTRICTIVE COVENANTS**  
 AN HOA WILL BE FORMED FOR THIS DEVELOPMENT.

**LAND USE PLAN COMPLIANCE:**  
 CHARACTER AREA OVERLAY: MECO-4 SINGLE-FAMILY RESIDENTIAL  
 ENVISION FRANKLIN: MECO-4 SINGLE-FAMILY RESIDENTIAL

THIS DEVELOPMENT PLAN IS IN THE SINGLE FAMILY DESIGN CONCEPT AREA AND HAS BEEN DESIGNED WITHIN THESE GUIDELINES. ALL HOMES ARE SINGLE-FAMILY DETACHED HOMES AND WILL BE CUSTOM HOMES WITH ARCHITECTURAL VARIETY AND SIDE/REAR LOADED GARAGES.  
 LOT SIZES VARY WITHIN A RANGE COMPATIBLE WITH ADJACENT NEIGHBORHOODS. AN EXISTING TREE ROW HAS BEEN PLACED IN OPEN SPACE TO ENSURE PRESERVATION, AND A SIDEWALK WILL BE EXTENDED ALONG THE JORDAN ROAD FRONTAGE TO CONNECT TO AN EXISTING SIDEWALK.

**LOCAL COMPATIBILITY**  
 THIS DEVELOPMENT IS ZONED R-2, AND THE APPLICANT IS NOT SEEKING A REZONING. LOTS ARE DESIGNED TO BE SIMILAR IN SIZE TO THE EXISTING SURROUNDING NEIGHBORHOODS. A TREE ROW HAS BEEN PRESERVED BETWEEN THE EXISTING HOMES AND THIS PROPOSED DEVELOPMENT.

**DESIGN CONCEPT**  
 THE JORDAN ROAD PUD DEVELOPMENT HAS BEEN DESIGNED TO FIT INTO THE EXISTING SURROUNDING NEIGHBORHOODS. LOT SIZES, HOME SIZES AND SCALE ARE COMPATIBLE WITH THE NEIGHBORHOODS. SPECIAL CARE WAS GIVEN TO PRESERVE THE TREE ROW BETWEEN THIS NEW DEVELOPMENT AND THE EXISTING HOMES ON PADGETT COURT.

**SITE DATA:**

PROJECT NAME: JORDAN ROAD PUD SUBDIVISION  
 PROJECT NUMBER: 6495  
 SUBDIVISION: N/A  
 LOT NUMBER: N/A  
 ADDRESS: 822 JORDAN ROAD  
 CITY: FRANKLIN  
 COUNTY: WILLIAMSON  
 STATE: TENNESSEE  
 CIVIL DISTRICT: 9TH CIVIL DISTRICT

EXISTING ZONING: R-2  
 PROPOSED ZONING: R-2  
 CHARACTER AREA OVERLAY: MECO-4  
 OTHER APPLICABLE OVERLAYS: N/A  
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL  
 ACREAGE OF SITE: 6.28 AC TOTAL  
 FRONT: 20'  
 SIDE: 5'  
 REAR: 20'

OWNER: STEVEN COLIER  
 ADDRESS: 822 JORDAN ROAD  
 FRANKLIN, TN 37064

APPLICANT: GAMBLE DESIGN COLLABORATIVE  
 ADDRESS: 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TN 37064  
 CONTACT: GREG GAMBLE  
 PHONE: 615.975.5765  
 EMAIL ADDRESS: greggambles209@gmail.com

BUILDING SQUARE FOOTAGE: N/A  
 BUILDING HEIGHT: 2 STORIES  
 LANDSCAPE SURFACE RATIO: 0.4 PROVIDED  
 MINIMUM LANDSCAPE SURFACE RATIO: 0.4 REQUIRED  
 MINIMUM PARKING REQUIREMENT: 2 SPACES PER HOME  
 MAXIMUM PARKING LIMIT: N/A  
 PARKING PROVIDED: N/A  
 RESIDENTIAL DENSITY: 1.59 DUA  
 TREE CANOPY: 2.37 AC (38% OF TOTAL SITE)  
 PARKLAND (IF APPLICABLE): FEES IN LIEU  
 (10 x 1,200 SF) = 12,000 SF

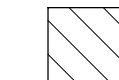

OPEN SPACE: OPEN SPACE ACREAGE REQUIRED: NONE REQUIRED PER ZO 5.5.2 (2)

OVERALL DENSITY: 1.59 DUA  
 NET DENSITY (MINUS ROW): 1.94 DUA  
 NET DENSITY (MINUS ROW AND OVERLAY): 1.94 UNITS/AC  
 NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 10 HOMES

NONRESIDENTIAL SQUARE FOOTAGE: N/A  
 TOTAL ACREAGE BY USE, ENTIRE SITE: 1.01 AC OPEN SPACE/LOT IN RESERVE  
 1.13 AC ROW  
 4.03 AC RESIDENTIAL LOTS

**SPECIMEN TREES**

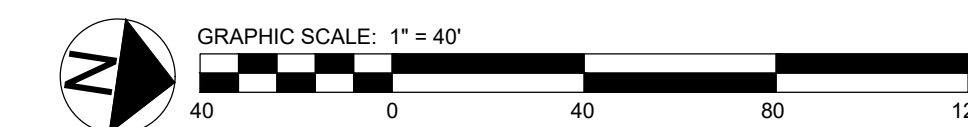
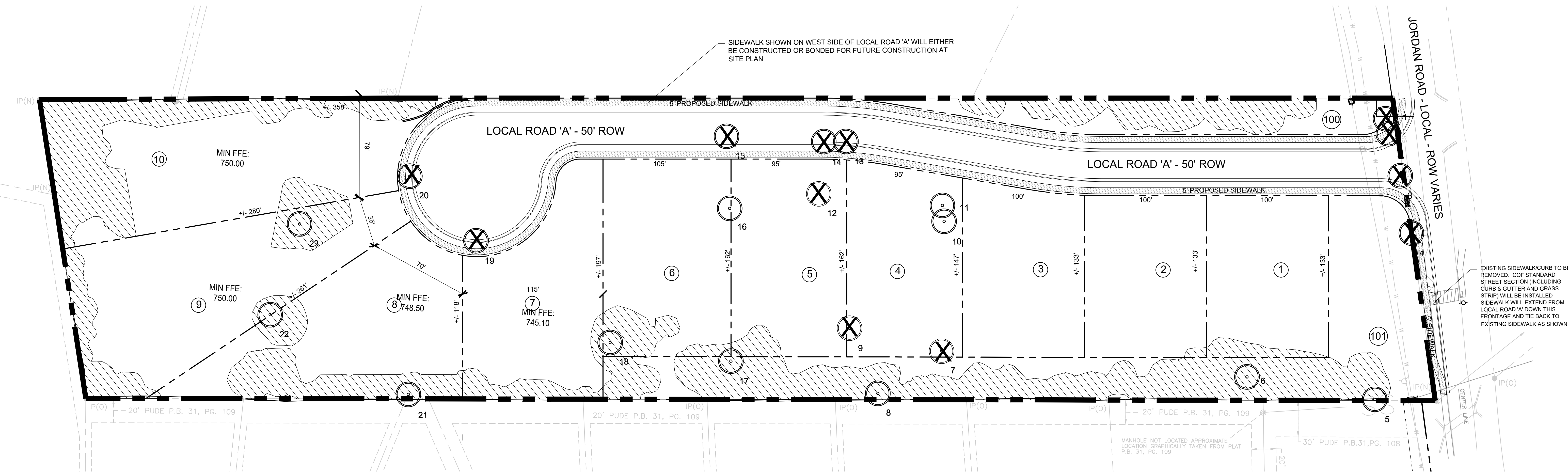
**KEY**

-  PRESERVED TREE CANOPY
-  SPECIMEN TREE TO BE REMOVED

NO.	TREE	SIZE	HEALTH	STATUS
1	Hackberry	24"	Fair	Removed, in existing utility easement
2	Hackberry	24"	Fair	Removed, in existing utility easement
3	Hackberry	25"	Fair	Removed, in existing utility easement
4	Hackberry	34"	Fair	Removed, in existing utility easement
5	Hackberry	26"	Fair	
6	Hackberry	24"	Fair	
7	Silver Maple	46"	Fair	Removed, invasive species
8	Maple	36"	Fair	
9	Tree	48"	Dead	Removed
10	Oak	36"	Fair	
11	Tulip Poplar	24"	Fair	
12	Silver Maple	42"	Poor	Removed, invasive species
13	Maple	36"	Fair	Removed
14	Maple	48"	Fair	Removed
15	Hackberry	42"	Fair	Removed
16	Hackberry	48"	Fair	
17	Hackberry	30"	Fair	
18	Hackberry	60"	Fair	
19	Hackberry	36"	Fair	Removed
20	Hackberry	24"	Fair	Removed
21	Walnut	24"	Fair	
22	Hackberry	24"	Fair	
23	Hackberry	28"	Fair	

TOTAL SPECIMEN TREES REMOVED: 5  
 TOTAL HEALTHY SPECIMEN INCHES REMOVED: 186"  
 REPLACEMENT REQUIRED: 2:1  
 REPLACEMENT INCHES REQUIRED WITH SITE PLAN: 370"

NOTE: SPECIMEN TREES 10, 11 AND 16 ARE NOT CURRENTLY SHOWN AS REMOVED. HOWEVER, THEY ARE NOT SHOWN IN TREE CANOPY PRESERVATION AREAS. IT IS THE INTENT TO PRESERVE THESE TREES IF POSSIBLE. IF THESE TREES ARE REMOVED, REPLACEMENT AT 2:1 WILL BE PROVIDED.



JORDAN ROAD PUD SUBDIVISION  
 DEVELOPMENT PLAN  
 TAX MAP 062, PARCEL 027.00  
 FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE  
 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 greggambles209@gmail.com  
 615.975.5765

ISSUED: July 10, 2017

Revision Date:

- ▲ August 3, 2017
- ▲
- ▲
- ▲
- ▲

SHEET  
**C2.0**  
 OVERALL  
 DEVELOPMENT  
 PLAN  
 COF# 6495



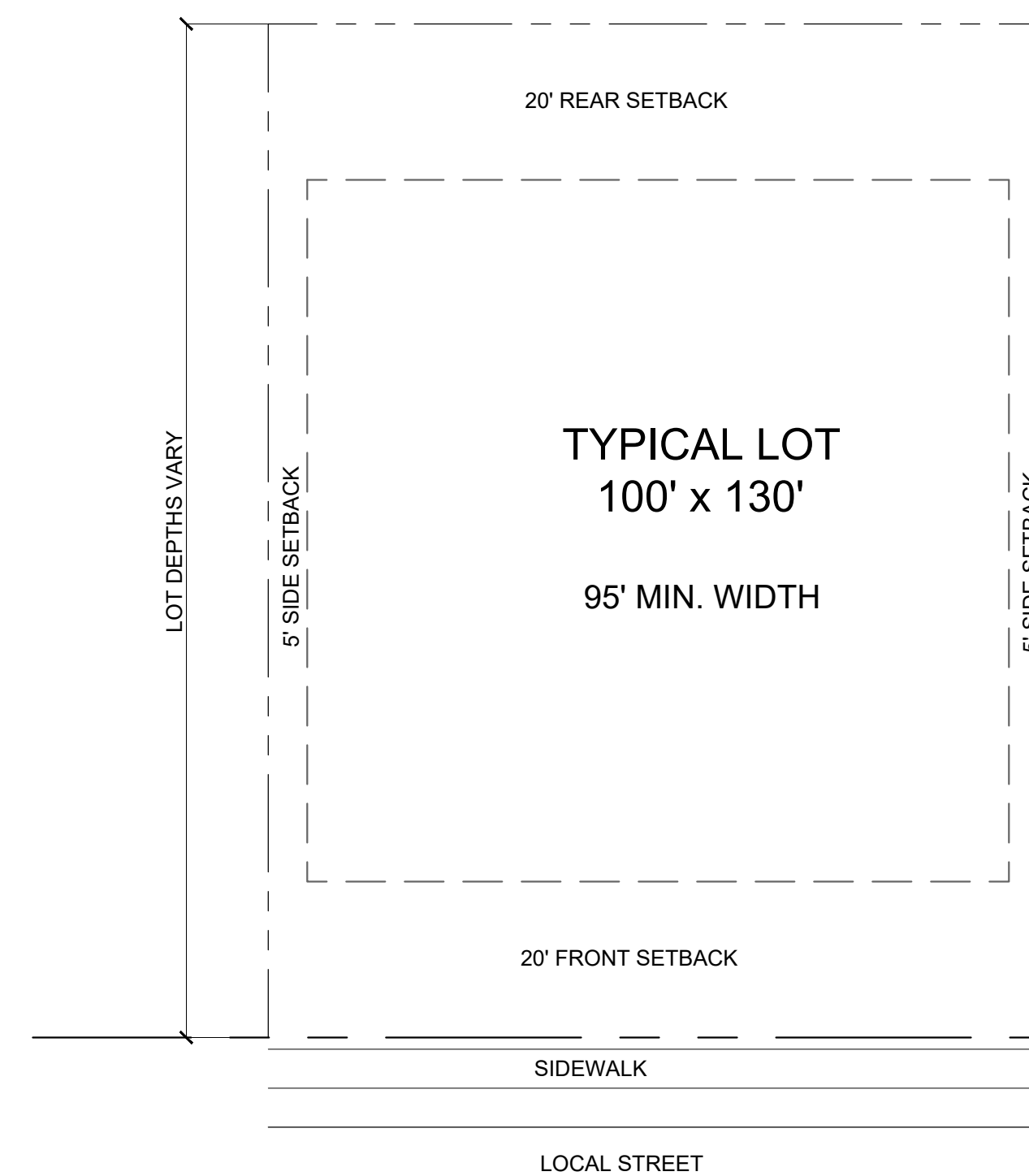
TYPICAL HOME ELEVATION



TYPICAL HOME ELEVATION



TYPICAL STREETScape



TYPICAL LOT DIAGRAM

PARTNERS IN BUILDING PROVIDED ELEVATIONS SHOWN BASED ON CUSTOM HOMES THEY HAVE BUILT IN THE PAST, AND ARE TYPICAL TO THE HOMES TO BE CONSTRUCTED IN THIS DEVELOPMENT.

ALL HOMES WILL BE CUSTOM HOMES. TYPICAL SIZE RANGE IS 3,500 SF TO 5,000 SF WITH AT LEAST 4 BEDROOMS. HOMES WILL HAVE OPTIONS FOR 2 OR 4 CAR GARAGES.

FRONT SETBACK: 20'  
REAR SETBACK: 20'  
SIDE SETBACK: 5'

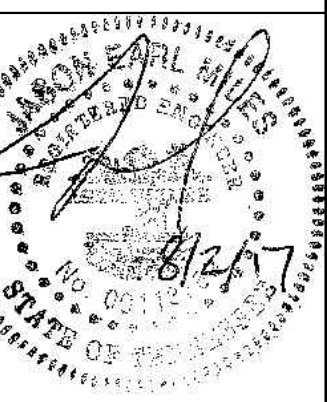
The home elevations shown here are representative of the homes planned for Jordan Road PUD. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

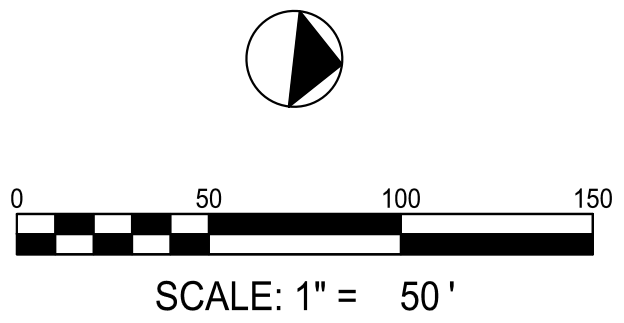
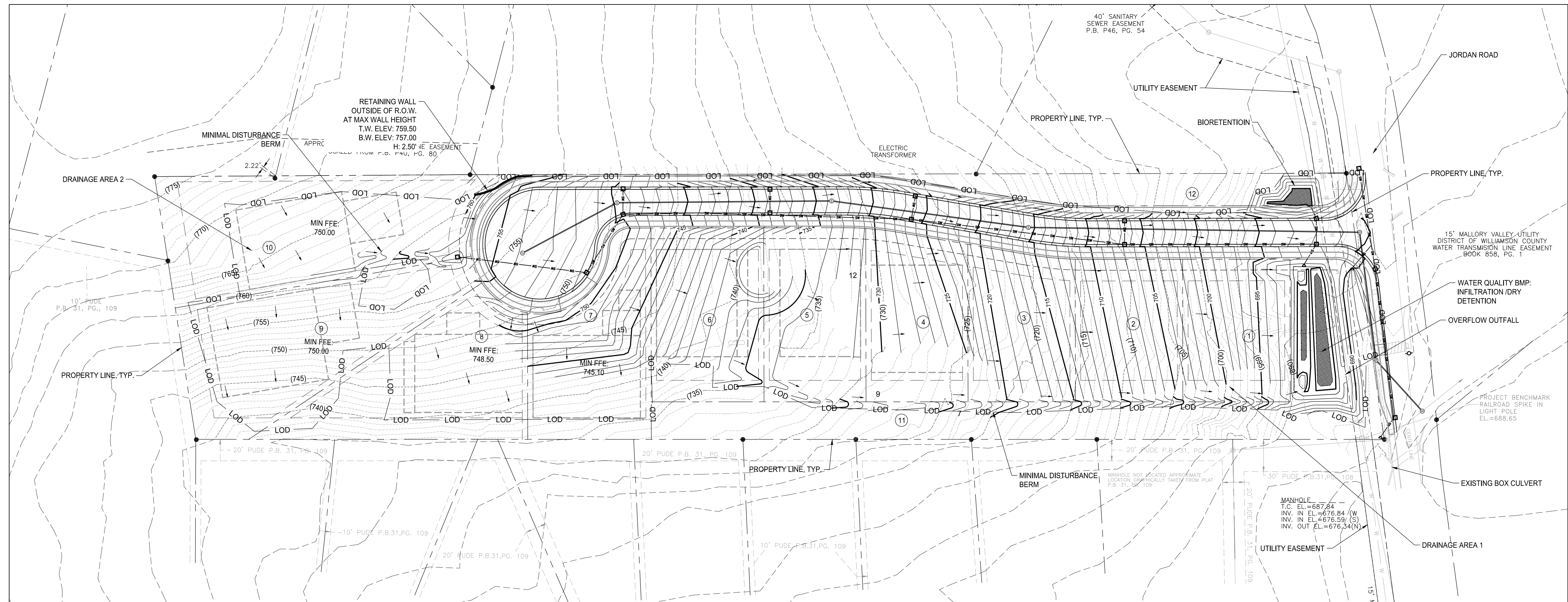


Revision Date:

△	
△	
△	
△	
△	



- △ \_\_\_\_\_
- △ \_\_\_\_\_
- △ \_\_\_\_\_
- △ \_\_\_\_\_
- △ \_\_\_\_\_



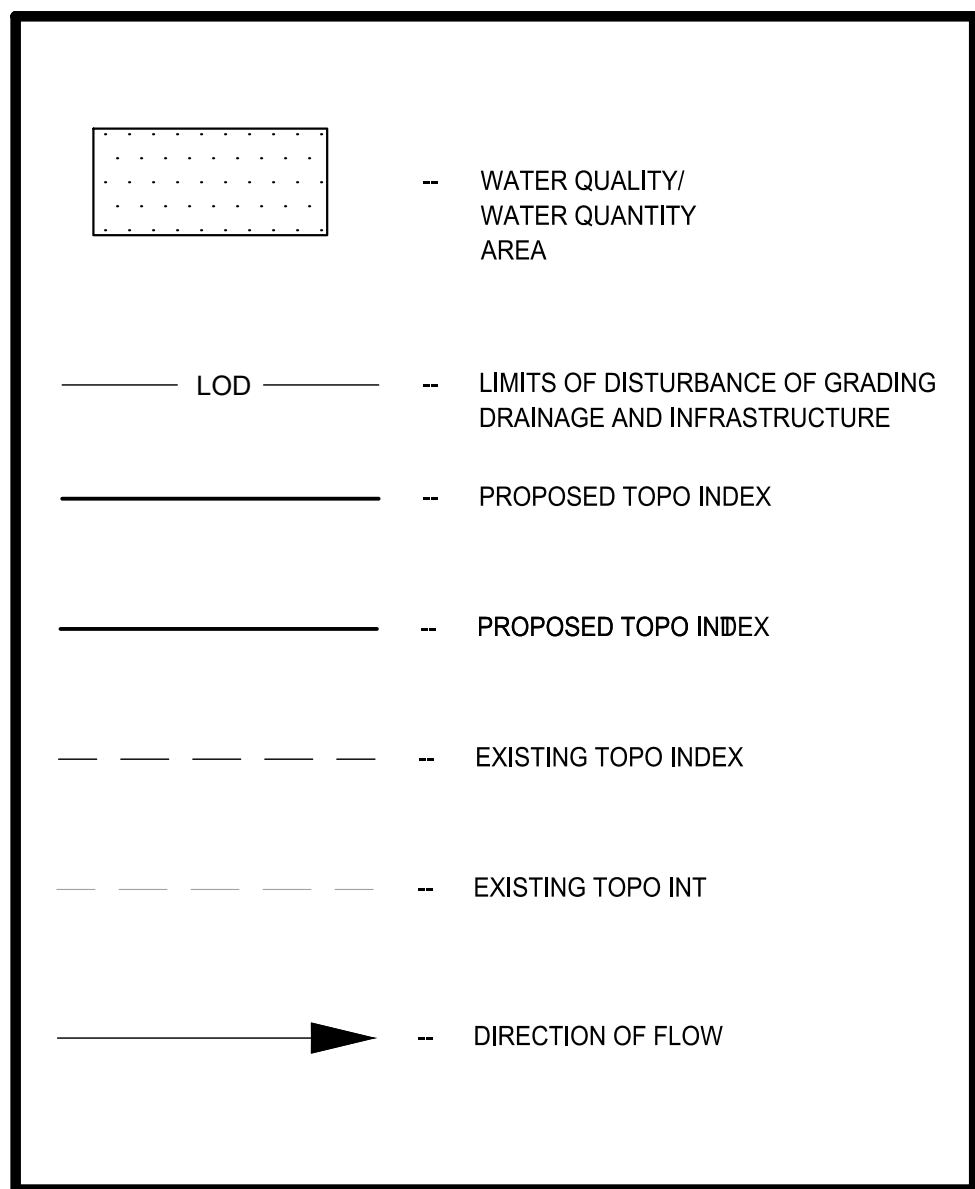
**GRADING AND DRAINAGE GENERAL NOTES:**

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. LOTS 11 & 12 ARE OPEN SPACE LOTS TO BE MAINTAINED BY HOA.

**STORMWATER NARRATIVE:**  
STORMWATER ON ROADS WILL BE COLLECTED AT INLETS AND TRANSFERRED TO THE FRONT OF THE DEVELOPMENT WHERE IT WILL BE TREATED ACCORDING TO SECTION 5, PERMANENT STORMWATER TREATMENT CONTROLS (PTPs), AND CITY OF FRANKLIN BMP'S. CITY OF FRANKLIN MAINTENANCE AGREEMENTS WILL BE UTILIZED FOR BMP'S AND THE SUBDIVISION HOA WILL BE RESPONSIBLE FOR LONG TERM MAINTENANCE AND UPKEEP.

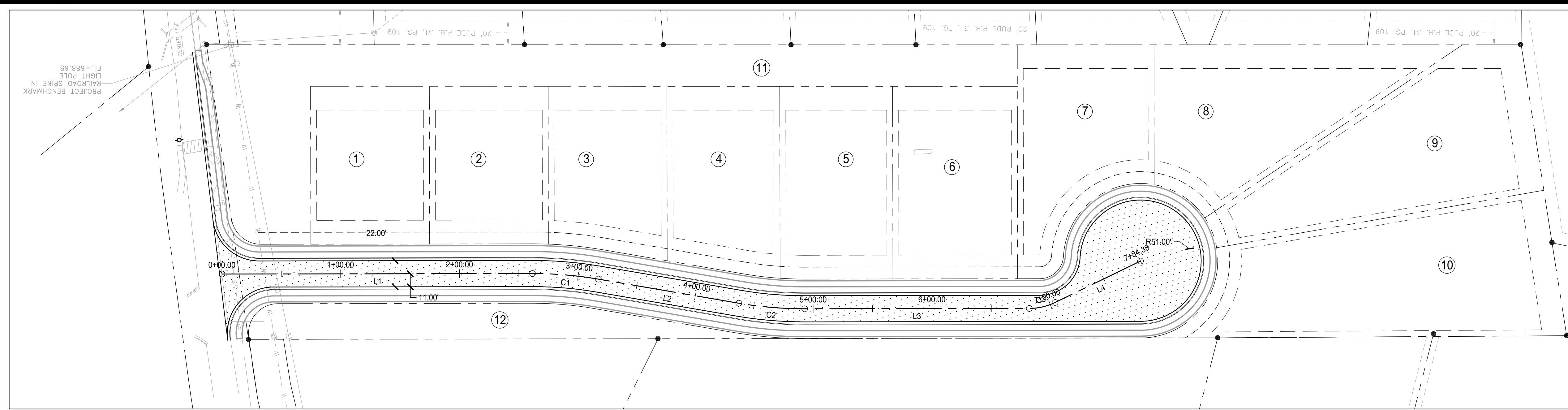
**IMPACT STATEMENT:**  
THE PROPOSED GRADING AND DRAINAGE DESIGN AS WELL AS THE PROPOSED STORMWATER FACILITIES WILL MEET THE NEED OF EXISTING WATERSHED IN COMPLIANCE WITH STATE AND LOCAL GOVERNMENT GUIDELINES BY UTILIZING STORMWATER MANAGEMENT BMP'S AT THE FRONT OF THE SITE TO MITIGATE ANY INCREASES IN STORMWATER PEAK RUNOFF AS WELL AS TREAT THE WATER PRIOR TO EXISTING THE SITE.

**GRADING AND DRAINAGE DATA:**  
A MAJORITY OF THE SITE WILL BE GRADED TO DRAIN NORTH VIA SURFACE RUNOFF CONVEYED THROUGH GRASS CHANNEL ALONG THE WEST AND PIPES ROUTED ALONG ROADWAY ON THE EAST SIDE OF PROPERTY. THE REMAINING RUNOFF FROM THE SITE WILL SURFACE FLOW THROUGH CONSERVATION AND TREE SAVE AREAS ALONG THE WESTERN PROPERTY LINE. MATCHING OF PEAK FLOWS AND WATER QUALITY WILL BE ACHIEVED BY BMP'S ALONG THE NORTHERN PORTION OF THE PROPERTY. THE INCREASES IN CURVE NUMBERS WILL BE OFFSET BY TAKING ADDITIONAL AREAS PREVIOUSLY DRAINING OFFSITE TO THE WEST AND DIVERTING TO THE BMP'S IN THE NORTH.



**GRADING AND DRAINAGE DATA CHART**

<p><b>EXISTING DRAINAGE AREA 1 (NORTH EAST DRAINAGE AREA DRAINS TO STORMWATER BMP'S)</b></p> <p>EXISTING DRAINAGE AREA 1 DA: 3.13 ACRES FLOW: 7.74 CFS (50 YEAR)</p> <p>PROPOSED DRAINAGE AREA 1 DA: 4.55 ACRES FLOW: 7.24 CFS (50 YEAR)</p>
<p><b>EXISTING DRAINAGE AREA 2 (SOUTH DRAINAGE AREA DRAINS OFFSITE)</b></p> <p>EXISTING DRAINAGE AREA 2 DA: 3.86 ACRES FLOW: 11.64 CFS (50 YEAR)</p> <p>PROPOSED DRAINAGE AREA 2 DA: 2.44 ACRES FLOW: 8.16 CFS (50 YEAR)</p>
<p><b>TOTAL SITE:</b> EFFECTIVE Rv: 0.165 VOLUME: 7854 CU. FT.</p>

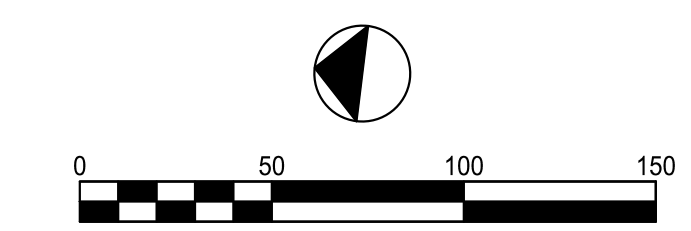


**ROW AND ACCESS NARRATIVE:**  
 WE ARE PROPOSING A SINGLE PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC. THE PROPOSED STREET IS ALIGNED ALONG THE PROPERTY LINE TO ALLOW FOR FUTURE CONNECTIONS ALONG THE EASTERN PROPERTY LINE FOR FUTURE CIRCULATION PATTERNS. WE ARE DEDICATING A 50 FT ROW ALONG OUR LOCAL STREET AS WELL AS A 65 FT ROW AROUND THE CUL-DE-SAC. OUR ROAD WILL BE A STOP CONDITION STREET WITH FREE TRAFFIC FLOW, WITH MINIMAL RESTRICTION, AND LITTLE TO NO TRAFFIC DELAYS.

**ROW AND ACCESS IMPACT STATEMENT:**  
 OUR LOCAL STREET WITH ACCESS TO JORDAN ROAD, WHICH IS A LOCAL STREET FOR MCEWAN DR. (MAJOR ARTERIAL ROAD) AND LIBERTY PIKE (MINOR ARTERIAL ROAD), JORDAN ROAD TIES INTO A CONSISTENT, B TO E LEVEL OF SERVICE (LOS) FROM A.M TO P.M. ACCORDING TO THE SHORT-TERM IMPROVEMENTS PLAN IN THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN.

**ROADWAY NETWORK LAYOUT:**  
 WE ARE PROPOSING A SINGLE PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC WITH A CURB CUT FOR FUTURE DEVELOPMENT.

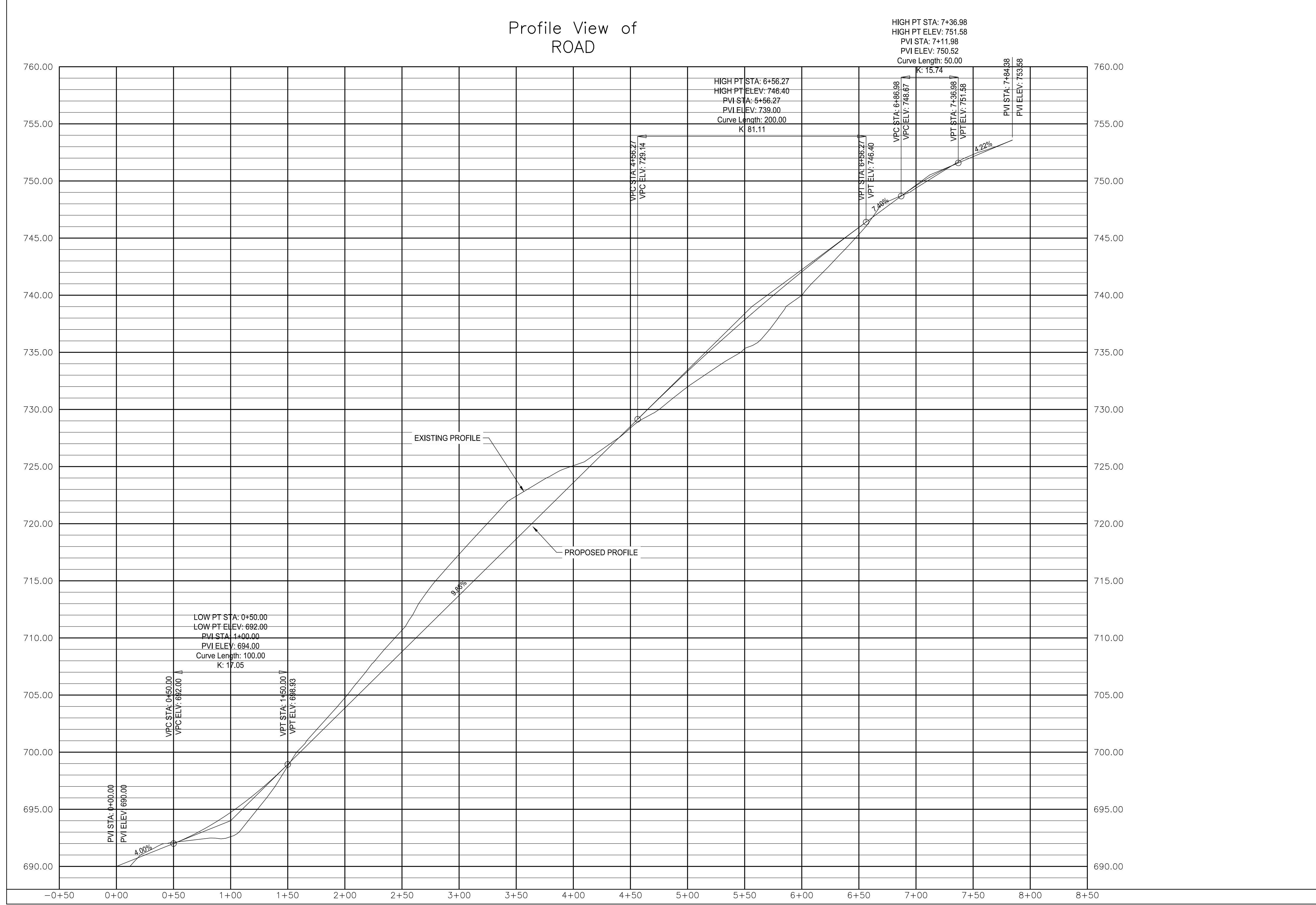
**REFUSE COLLECTION AND SERVICE:**  
 REFUSE COLLECTION FOR SINGLE FAMILY RESIDENTIAL SERVICE PROVIDER: FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES.



**GDC**  
**GAMBLE DESIGN COLLABORATIVE**  
 DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

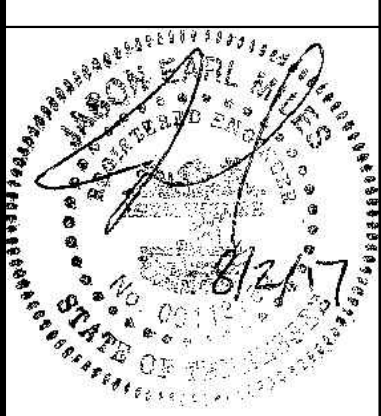
**LOBE & ASSOCIATES, INC.**  
 2809 Foster Avenue  
 Nashville, Tennessee 37210  
 (615) 242-0040  
 220 West Crogan Street, Suite 100  
 Lawrenceville, Georgia 30046  
 (770) 338-0017

Profile View of ROAD



- ROW AND ACCESS GENERAL NOTES:**
- PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
  - ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
  - CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS. UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
  - AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
  - LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR, TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
  - ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
  - THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

JORDAN ROAD PUD SUBDIVISION  
 DEVELOPMENT PLAN  
 TAX MAP 062, PARCEL 027.00  
 FRANKLIN, TENNESSEE



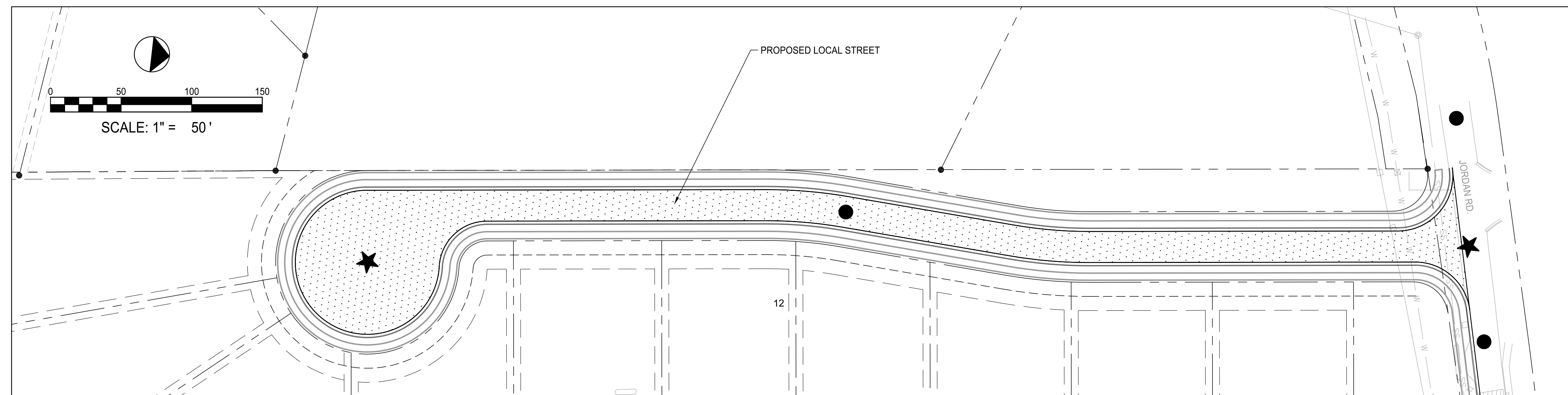
GAMBLE DESIGN COLLABORATIVE  
 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 greggamble209@gmail.com  
 615.975.5765

ISSUED: July 10, 2017

Revision Date:

△	
△	
△	
△	
△	

SHEET  
**C4.0**  
 OVERALL  
 ROW AND  
 ACCESS  
 COF# 6495

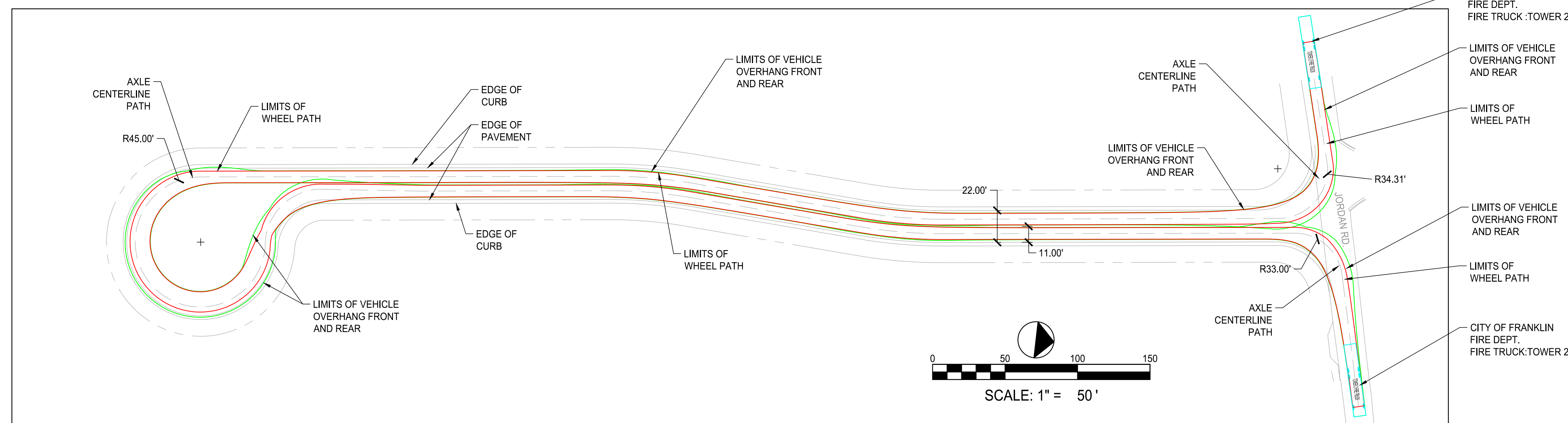


CONNECTIVITY MINI MAP:

CONNECTIVITY MINI MAP:  
 THE CONNECTIVITY INDEX FOR A DEVELOPMENT IS CALCULATED BY DIVIDING LINKS BY NODES. NODES (STARS) EXIST AT STREET INTERSECTIONS AND CUL-DE-SAC HEADS WITHIN THE DEVELOPMENT. LINKS (CIRCLES) ARE STRETCHES OF ROAD THAT CONNECT NODES. STREET STUB-OUTS ARE CONSIDERED AS LINKS, BUT TEMPORARY DEAD-END STREETS INTERNAL TO A DEVELOPMENT, PRIVATE STREETS IN GATED SECTIONS, OR ALLEYS SHALL NOT BE COUNTED AS LINKS. ONE LINK BEYOND EVERY NODE THAT EXISTS IN THE DEVELOPMENT AND PROVIDES ACCESS TO THE STREET NETWORK SHALL BE INCLUDED IN THE INDEX CALCULATION (CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.10.4)

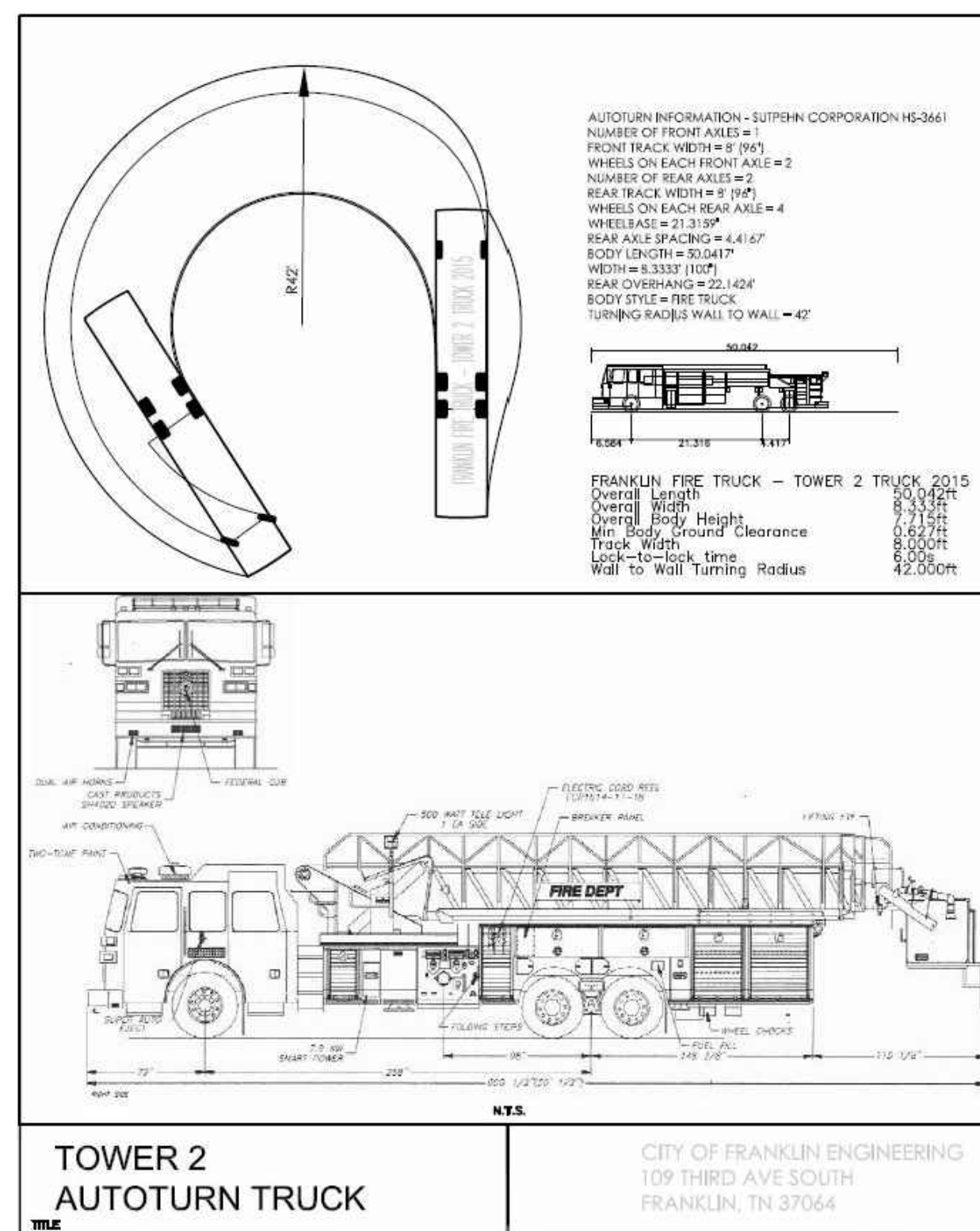
CURRENT CONNECTION PROPOSAL:  
 CONNECTIVITY INDEX = 3 LINKS / 2 NODES = 1.5

- ★ -- NODES
- -- LINKS



AUTO TURN EXHIBIT:

EXHIBIT DISPLAYS THE OUTPUT FROM A VEHICLE TRACKING MODEL. THIS EXHIBIT SHOWS THE TRACKING OF THE TOWER 2 TRUCK AROUND THE CUL-DE-SAC AND SHOWS THE TRACKING OF THE TOWER 2 TRUCK AS IT ENTERS AND LEAVES THE PROPOSED DEVELOPMENT.



AUTO TURN SPECIFICATIONS:  
 AUTO TURN EXHIBIT PER STREET STANDARDS FOR CITY OF FRANKLIN FIRE APPARATUS AUTO TURN REQUIREMENTS. SPECIFICATIONS FOR THE APPARATUS AUTO TURN ARE SHOWN ABOVE.

Vehicle Tracking v17.00 - Pool

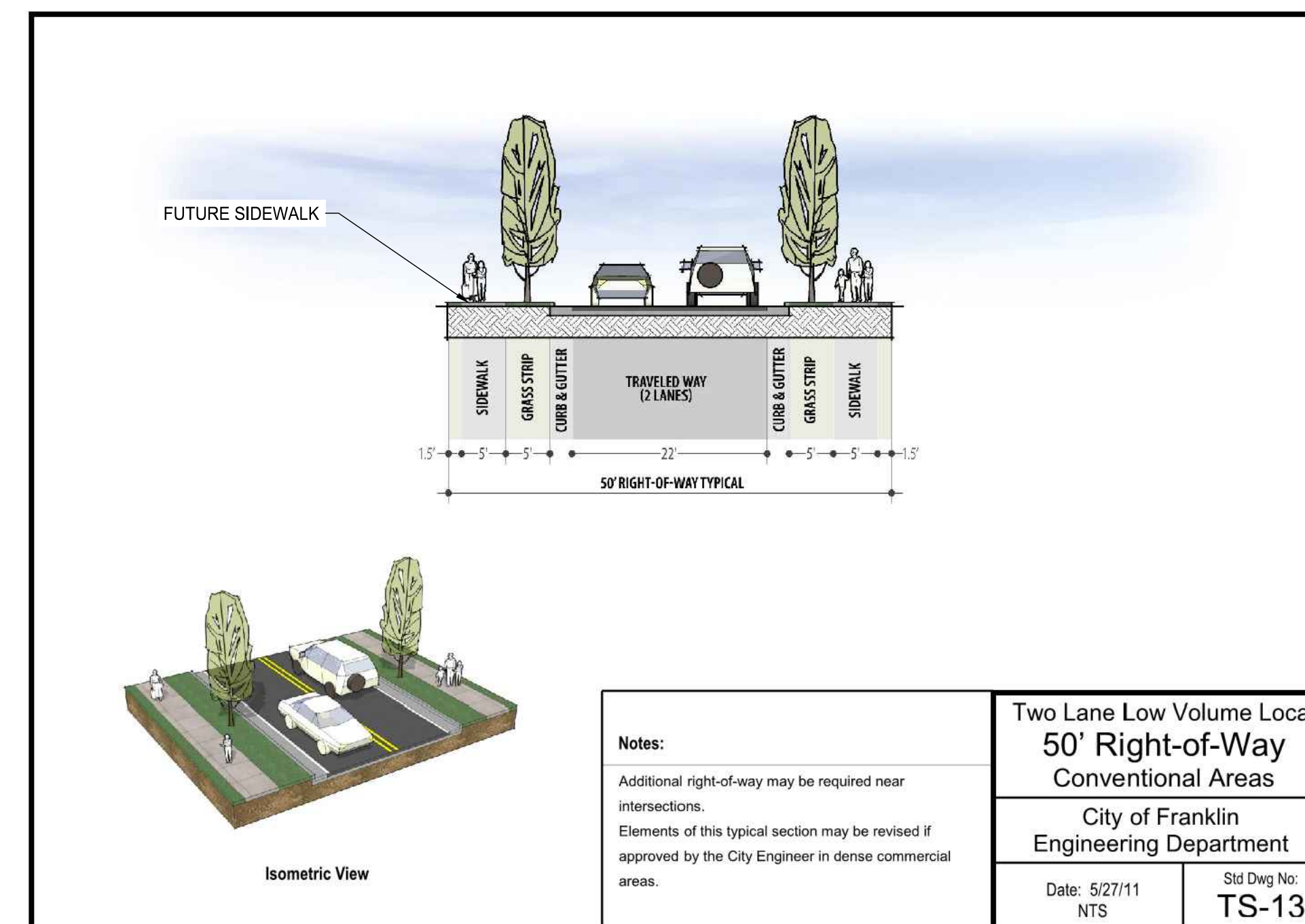
Vehicle Tracking Vehicle Details	Ref:
Vehicle Name:	City of Franklin: Tower 2
Type:	Rigid vehicle
Category:	(Unspecified)
Classification:	(Unspecified)
Source:	
Description:	
Notes:	
Unit 1 Name:	City of Franklin: Tower 2 Tractor

Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information  
 Please Check Data From Your Own Sources

VEHICLE TRACKING:  
 VEHICLE TRACKING MODEL INPUT DATA SHOWN ABOVE.



PROPOSED TYPICAL CROSS SECTION :



GAMBLE DESIGN COLLABORATIVE  
 144 SOUTHEAST PARKWAY  
 SUITE 200  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 greggamble209@gmail.com  
 615.975.5765

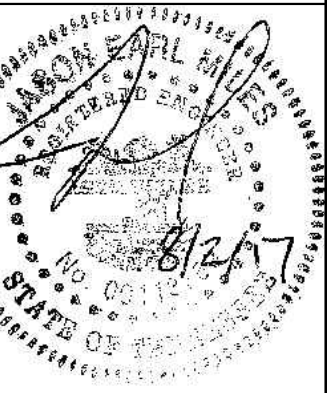
ISSUED: July 10, 2017

Revision Date:

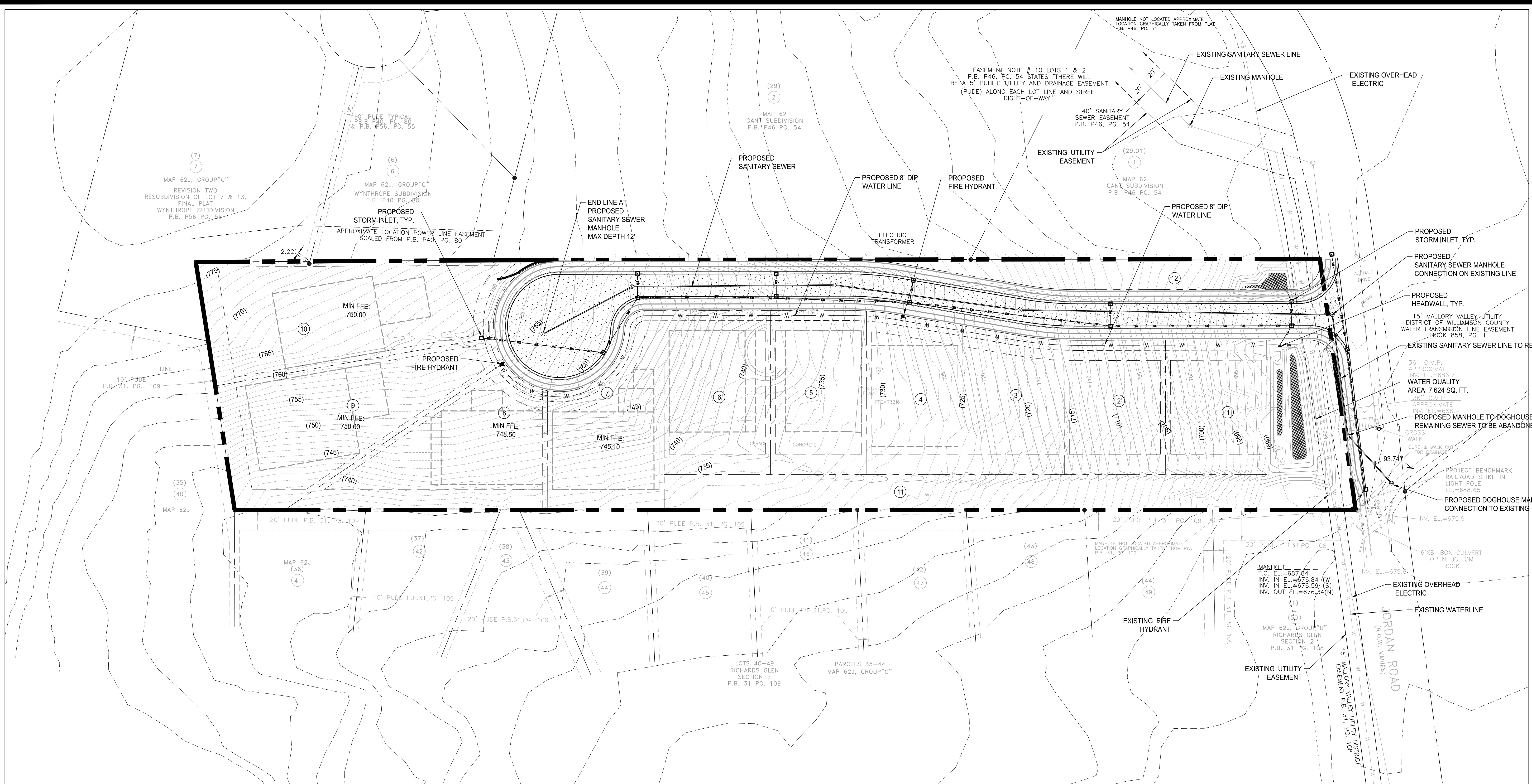
- △
- △
- △
- △
- △







- △
- △
- △
- △
- △



**WATER AND SEWER NOTES:**

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION: A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES. C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER. D. A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
- ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
- WATER LAYOUT SHOWN IS CONCEPTUAL. ACTUAL WATER DESIGN TO BE BY MALLORY VALLEY UTILITY DISTRICT.

**UTILITY NARRATIVE:**  
UTILITIES FOR THE SUBDIVISION WILL BE PROVIDED IN A SINGLE PHASE.

**UTILITY IMPACT STATEMENT:**  
BASED ON EXISTING UTILITY INFORMATION NO IMPACTS ARE ANTICIPATED DUE TO THE INCREASE IN 9 SINGLE FAMILY UNITS TO EXISTING UTILITY INFRASTRUCTURE. REFER TO FLOW DATA PROVIDED ON THIS SHEET.

**UTILITY SERVICE PROVIDERS:**  
CITY OF FRANKLIN WATER MANAGEMENT (SEWER)  
124 LUMBER DRIVE  
FRANKLIN, TN 37064  
ATTN: UTILITY INSPECTOR  
(615) 794-4554

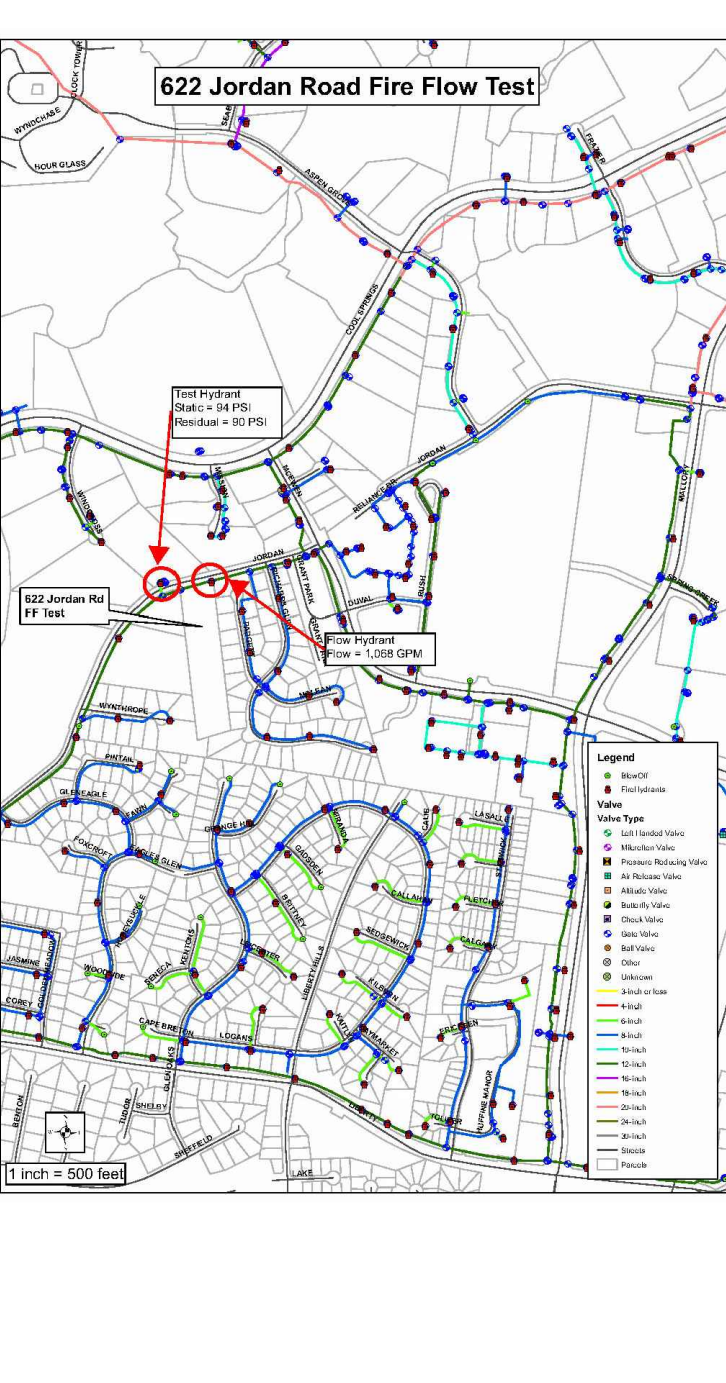
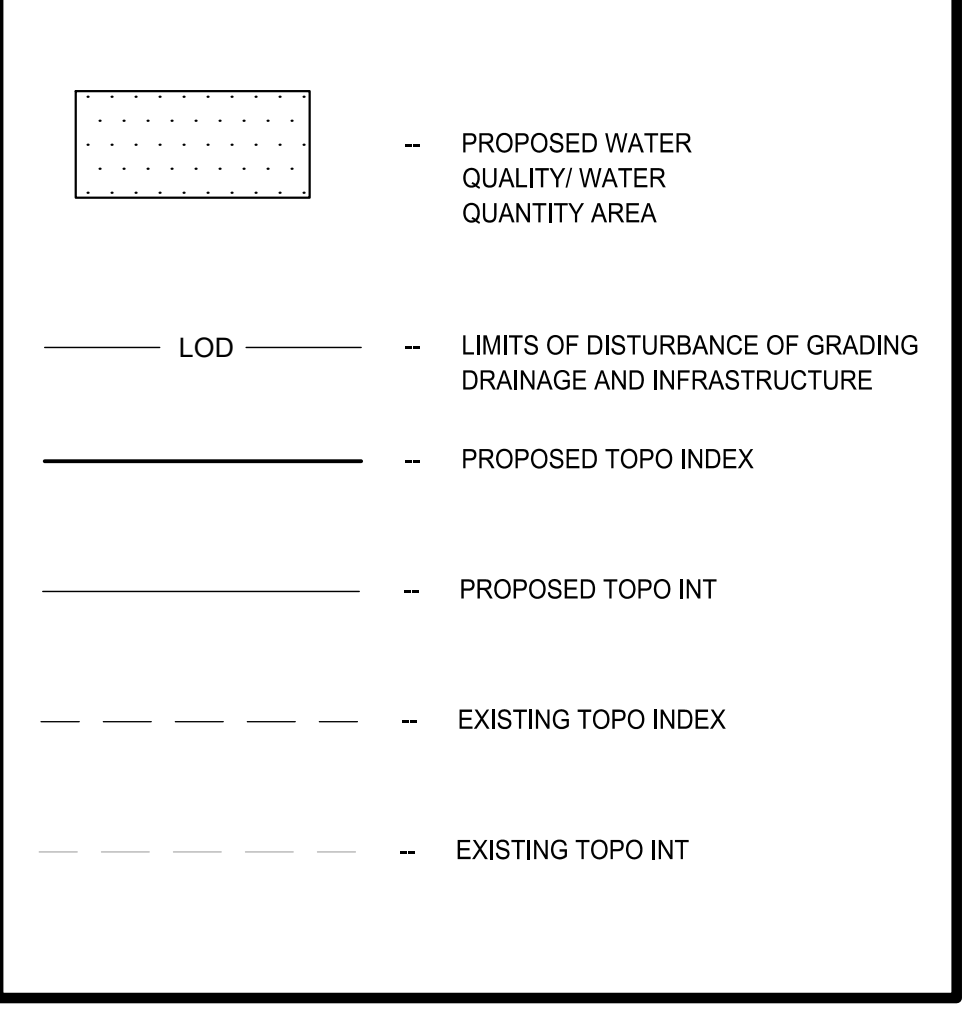
MALLORY VALLEY UTILITY DISTRICT (WATER)  
465 DUKE DRIVE  
FRANKLIN TN, 37067  
615-628-0237

**WATER & SEWER DATA CHART PER MALLORY VALLEY UTILITY DISTRICT WATER USE GUIDE:**  
FACILITY TYPE: SINGLE FAMILY RESIDENTIAL  
UNIT FLOW IN GPD: 725 GPD PER [UNIT],  
NUMBER OF UNITS: 10  
TOTAL FLOW IN GPD: 7250 GPD

**HYDRANTS**  
FIRE HYDRANTS SHALL BE PLACED NO MORE THAN FOUR HUNDRED (400) FEET FROM A SINGLE FAMILY LOT AND NO MORE THAN TWO HUNDRED FIFTY (250) FEET FROM A MULTIFAMILY LOT.

**PROPOSED HYDRANTS =2**  
STATIC: 94 PSI AND RESIDUAL: 90 PSI PRESSURES AT NEAREST FIRE HYDRANT AND FLOW OF 1,068 GPM PER RECENT FLOW TEST BY MALLORY VALLEY.

RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ALL HOMES IN ACCORDANCE WITH NFPA 13D TO COMPLY WITH 3.3.7(1)a OF THE FRANKLIN STREET STANDARDS.



**FLOW TEST DATA SHEETS**

**MEMORANDUM**

From: Eric Brumfield, PE  
To: Jenny Clarke, General Manager, Mallory Valley Utility District  
Re: Water Availability - Jordan Road Subdivision

A two hydrant fire flow test was performed on June 26, 2017 near 622 Jordan Road in Franklin, TN. The flow test started at approximately 10:30 A.M. CST. The test was executed by Cory Brown (HCO) and Ben Butler (HCO). The hydrants analyzed in the test are described as follows:

Test Hydrant - Location shown on attached map  
Flow Hydrant - Location shown on attached map

Results were as follows:  
Test Hydrant - Static Pressure = 94 psi  
Residual Pressure = 90 psi  
Flow Hydrant - Flow (Q) = 1,068 GPM

It should be noted that the results provided are instantaneous readings and H&D cannot ensure that it represents actual hydrant flow conditions over any period of time. Again, the pressures stated above are at the point of connection to the MVUD system and does not include losses that may occur due to metering, backflow prevention, multiple story construction, service line length or elevation differences between Flow and Test Hydrants.

Please advise if you have questions or require additional information.

